THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $1,984,000.00. Affiant Subscribed and sworn to before me this 16th day of December, 2019. Notary Public My Commission Expires: 7/5/21
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 35071-09-2019**	

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 331762 DEEDWARR
12/18/2019 11:10:30 AM 4 pgs
Fees: $23.00 Taxes: $7,340.80
20191218-0130584

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Brent E. Pennington, Trustee Kathleen E. Pennington, Trustee 302 Hillwood Boulevard Nashville, TN 37205	Bank of America, N.A. 101 South Tryon St. Charlotte, NC 28255	Map and Parcel No.: 103 14 0 003 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa G. Beasley and Lyle Beasley, Trustees of the Lisa G. Beasley Living Trust dated July 1, 2008**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brent E. Pennington and Kathleen E. Pennington, Trustees of The Pennington Family Revocable Living Trust, under Trust Instrument dated January 21, 2015** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 302 Hillwood Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of December, 2019.

Lisa G. Beasley, Trustee of The Lisa G. Beasley Living Trust u/a dated July 1, 2008

Lyle Beasley, Trustee of The Lisa G. Beasley Living Trust u/a dated July 1, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa G. Beasley and Lyle Beasley, Trustees of The Lisa G. Beasley Living Trust u/a dated July 1, 2008, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2019.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 Section A-2 on the Map of Hillwood Estates, not of record, described according to a survey by Z. J. Wilkinson, Surveyor, June 13, 1950, as follows: Beginning on the northeasterly margin of Hillwood Boulevard at the southwest corner of the property conveyed to C.E. Danis and wife, by deed from H.G. Hill Realty Co., of record in Book 1782, page 527, Register's Office for said County: thence northwestwardly 175 feet to the corner of lots 1 and 2; thence with the line between said two lots southwestwardly 260 feet, more or less, to the northeast margin of Hillwood Boulevard; thence with the said Boulevard Southeastwardly 200 feet to the beginning.

Being the same property conveyed to Lisa G. Beasley and Lyle Beasley, Trustees of the Lisa G. Beasley Living Trust dated July 1, 2008 by Special Warranty Deed dated September 12, 2008 from GreenBank of record in Instrument No. 20080915-0094403, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 103 14 0 003 00.

True Copy Certification

I, Penny A. May, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Penny May, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY